

The following is a summary of the main reasons for the decision:

The proposal would not have a detrimental impact upon the Area of Archaeological Potential.

The proposal would respect the character of the Listed Building.

The development is considered to be appropriate development which would not have a detrimental impact upon the openness of the Green Belt.

The proposal would not have a detrimental impact upon the Area of Outstanding Natural Beauty.

The development would not have an unacceptable impact on the residential amenities of nearby dwellings.

The development would respect the context of the site and would not have an unacceptable impact on the street scene.

Description of Proposal

- 1 The erection of a single storey glass extension to form kitchen/dining area linked to existing building and the laying of a paved terrace.
- 2 The proposed extension would measure 4.9m by 4.4m rising to a height of 3.9m with a ridge roof. The proposed extension would extend to the north (rear) and west (side) of the house infilling between the existing dining room and kitchen and would be located on the site of the existing terrace. The extension would extend to the west of the kitchen by 4.4m extending beyond the western side of the house by 2.2m and would extend to the north of the house by 4.9m, extending beyond the northern side of the house by 0.7m. The extension would have a glass ridged roof with an aluminium clad grey steel sub-frame, glass frameless walls with aluminium sliding doors.
- 3 The new paved terrace would extend from the west of the proposed extension for a distance of 3.6m extending north for a distance of 6.8m. This element of the proposal would be permitted development.

Description of Site

- 4 Dryhill Cottage is a detached property located within a rural locality approximately 0.7 km south of the A25. The site has a mixture of bushes and trees along the western boundary with a mature beech hedgerow along the eastern boundary.
- 5 The property's listing states that the house is a '17th century or earlier timber framed house. The main elevation comprises of 2 storeys 3 windows. The property has a high pitched tiled roof and a returned gable at left. It is a tile hung 1st floor with red brick dressings. The property has some modern extensions.

Constraints

- 6 Area of Archaeological Potential

- 7 Area of Outstanding Natural Beauty
- 8 Flood zone 2 and 3
- 9 Grade II Listed Building
- 10 Metropolitan Green Belt
- 11 Adjacent Site of Nature Conservation Interest

Policies

Sevenoaks District Local Plan:

- 12 Policies - EN1, H6B, H14A

SDC Core Strategy

- 13 Policies - SP1, L08, SP11

Other

- 14 National Planning Policy Framework
- 15 Sevenoaks District Council Residential Supplementary Planning Document

Planning History

- 16 SE/13/00250/LBCALT – Erection of new single storey glass extension to form kitchen/dining area linked to existing building. Withdrawn – 05.04.2013

SE/00249/HOUSE – Erection of new single storey glass extension to form kitchen/dining area linked to existing building. Withdrawn – 05/04/2013.

SE/07/01942/LBCALT – Installation of two solar panels. Refuse 02.08.2007.

SE/95/01656/HIST – Erection of oak frame single storey outbuilding comprising double garage, tool shed & store. Grant 17.10.1995.

SE/92/01435/HIST – Internal alterations to the Old Cottage and Dryhill Cottage to form single dwelling house (LBC). Grant 23.11.1992.

SE/77/00724/HIST – Detached domestic garage at rear and construction of vehicular access. Grant 27.09.1978.

Consultations

Sundridge Parish Council

- 17 The Parish Council sees no reason to change previous comments:

Object. The Parish Council are concerned that this application for an anachronistic and uncompromising modern extension that is incompatible with the rural and unspoilt site and historic of a 17th century building.

- a. The application misleadingly describes Dryhill Cottage as being on a private road and the proposed extension un-viewable. In reality the Cottage is bordered by high ground and a foot path to the south and west; and to the east by a significant road that is access for several properties and heavily used by walkers and horse riders. These tracks/roads have public right of access. Additionally there is nearby a designated and well used picnic area.
- b. The application plans suggest screening trees which actually do not exist.
- c. The plans is for a large modernist glass structure and associated terracing that will be viewable by those passing by and require access and destruction of an existing listed brick wall.
- d. The proposed glass structure is unsympathetic to the character of this and other properties in the area, which are generally of a similar style and period.
- e. Contrary to the architects claims the proposed glass structure cannot be described as either invisible or transparent since there will be metal doors, joining materials and as plans make obvious there will be kitchen/dining furniture clearly visible.
- f. Although single storey the actual height reaches near the top of the second floor.'

SDC Conservation

- 16 See comments on SE/13/00250/LBCALT. This application is identical in all respects except for the proposed retention of most of the internal wall between the kitchen and the new extension. Recommend consent as before.
- 17 Comments for SE/13/00250/LBCALT 'Dryhill Cottage is a two storey grade II LB which at some point in the past comprised two dwellings. It has stonework with brick detailing to the ground floor with tile hanging above. The existing house comprises a series of two and single storey gable ended elements. The proposed addition of approx. 21 m. sq. would be to the rear attached to the kitchen and comprise a simple largely glazed form with a gabled north elevation to a ridge height less than that of the adjacent kitchen roof. The applicant has agreed to amend the scheme to narrow the opening between the existing kitchen and the extension to just the width of the existing window, minimising the amount of wall to be removed. I consider that this proposed extension, very small scale in the context of the house as a whole, and taking a form which continues the established theme of gable ended elements, is appropriate in this case and would not detract from the character of the LB. This accords with the NPPF and the Planning Practice Guide. Recommend consent subject to the amended plan referred to above.'

Society for the Preservation of Ancient Buildings:

- 18 'The proposed extension is conceived so as to have a minimal visual affect upon the setting of the existing building and minimal impact upon the historic fabric. This is a commendable aim but if it is to be achieved the relationship of the glass extension to the gable of the existing building needs to be considered. At present this is not described on the drawings.

- 19 We would also suggest that if the extension it is to have a minimal visual impact on the existing building then the existing external tile cladding and other finishes could perhaps be retained within the new enclosure and the glass roof allowed to merely 'touch' the gable. To achieve this would require extremely careful detailing as well as a thorough consideration of how to achieve a properly weather tight junction against the historic fabric. This will require great skill both on the part of the designer and the installer but in our view will be critical to the success of the design. We trust that these comments are helpful to you.'

Representations

- 20 One letter received objecting in respect to local amenities, street scene, the impact upon the listed building and a nearby tree and one letter supporting the proposal.

Group Manager Planning Services Appraisal

- 21 Previous applications SE/13/00249/HOUSE and SE/13/00250/LBCALT were withdrawn after Sevenoaks District Council's Conservation Officer objected to the proposal in respect to the width of the opening within the wall and its impact upon the listed building. The current application is as a consequence of discussions between the Conservation Officer and the applicant's agent.

Principal Issues

- 22 The principal issues are:

- Impact upon the Listed Building;
- Impact upon the Metropolitan Green Belt;
- Impact upon the street scene;
- Impact upon local amenity;
- Impact upon the Area of Outstanding Natural Beauty;
- Impact upon the Area of Archaeological Potential;
- Impact of Flooding;
- Impact upon Wildlife and Trees

Impact upon Listed Building

- 23 One of the twelve core principles of the National Planning Policy Framework (NPPF) is that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The NPPF states that there is a strong presumption against the demolition or alteration or extension of a Listed Building in any manner which would adversely affect its character or any feature of architectural or historic interest which it possesses. Therefore, proposal which would detract from the setting of a Listed Building will not be permitted.

- 24 Policy SP1 of the Sevenoaks District Councils Core Strategy states that the District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.
- 25 The Listed Buildings and Conservation Area Act 1990, states that proposals should protect the historic character and the setting of the listed building.
- 26 In considering an application for a listed building consent careful consideration is required in respect to the design of the proposed development to ensure that the proposal protects the historic character and setting of the listed building. In this instance the proposal would have a minimal physical impact upon the listed building due to its lightweight frame and through the proposed extension comprising of a glass building with a gable reflecting the style of the existing dwelling it would not in my view detract from the character or setting of the listed building. SDC's Conservation Officer supports this application.
- 27 Whilst the proposal is of a contemporary design, this can create a clear division between the historic elements of the building and its continuing use as a modern home which can be more aesthetic than a pastiche of historic styles when viewed against an historic building. Paragraph 60 of the NPPF states that Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
- 28 Accordingly it is my view that the proposal would comply with the requirements of the Listed Buildings and Conservation Area Act 1990, the National Planning Policy Framework and SP1 of Sevenoaks District Councils Core Strategy.

Impact upon the Metropolitan Green Belt (SE/13/00977/HOUSE)

- 29 The National Planning Policy Framework states that there is a general presumption against inappropriate development within the Green Belt. Such development should not be approved, except in very special circumstances. Inappropriate development is, by definition, harmful to the Green Belt. .
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 30 Green Belts serve five purposes:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and

- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

31 Policy H14A of the Sevenoaks District Local Plan states that proposals to extend an existing dwelling in the Green Belt must comply with the following criteria:

- The existing dwelling was designed and originally constructed for residential use and built on permanent foundations on the site;
- The “gross floor area” of the existing dwelling plus the “gross floor area” of the extension does not exceed the “gross floor area” of the “original” dwelling by more than 50%;
- The design of the extension is sympathetic and well articulated to the existing dwelling and does not result in a large, bulky or intrusive building in the landscape;
- Proposals to extend a replacement of an “original” dwelling will only be permitted if the “gross floor area” of the replacement dwelling plus the “gross floor area” of the extension does not exceed the “gross floor area” of the “original” building by more than 50%.
- For the purposes of Policy H14A “gross floor area” of the “original” dwelling will be ascertained by external measurement and shall include any garage or domestic outbuilding (incidental to the enjoyment of the dwelling) within the curtilage of the dwelling, if any part of that building lies within 5m of any part of the dwelling. All habitable floorspace of the building will be included which is useable without major reconstruction.

32 Dryhill Cottage was previously two cottages which were combined, creating a new planning unit in 1992. From reviewing the historical plans other than the garage built to the north of the property there have been no extensions to the property since the new planning unit was created. Accordingly,

	m ²	% increase
Original floorspace	286.38	-
Proposed increase in floorspace	20.41	7.12

33 The proposed development would increase the floor area of the property by 7.2% and would accordingly represent appropriate development within the Metropolitan Green Belt.

Impact upon Openness

34 The proposal development would have a minimal impact upon the openness of the Green Belt due to the limited scale of the proposal.

Impact upon visual amenities and the street scene

35 Policy EN1 of the SDLP identifies a broad range of criteria to be applied in the consideration of planning applications. Criteria 1 states that the form of the

proposed development, including any buildings or extensions should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. The design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard. Policy H6B of the SDLP states that residential extensions shall be subject to the principles of Appendix 4. Amongst other things, Appendix 4 states that the extension should not be of such a size or proportion that it harms the integrity of the design of the original dwelling or adversely affects the street scene. The extension itself should not be of such a size or proportion that it harms the integrity of the design of the original dwelling. In addition Appendix 4 also states that a minimal distance of 1m is normally necessary for two storey extensions where extensions which extend to the side boundary of the property could lead to visual terracing.

- 36 Dryhill Lane runs from the A25 south skirting the western side of the house before extending along the southern border of the property. The southern and western boundaries are located approximately 17m from the proposed development comprising of a mature beech hedge rising to a height of approximately 2m.
- 37 The existing kitchen would obscure 4.2m of the conservatory's length and the existing dining room would obscure 2.2m of the conservatory's width leaving only 0.7m of the length and 2.2m of the width directly facing the road which runs along the east and south boundaries of the property and accordingly its impact as viewed from the street would be minimal. As viewed from the east the proposal would be set back from the road at a distance of 17m and as viewed from the south it would be set back at a distance of 16m.
- 38 To the west of the house the boundary is banked with a row of trees and bushes along the border and an open field beyond. A public right of way lies 100m to the west of the proposed development running north from Dryhill Lane. Due to the distance of the footpath from the house and the bank and the screen of trees and bushes the proposal would not be visible from this path. A public footpath runs to the south of the house however views from this path would be obscured by the bulk of the existing house.
- 39 To the north the property's garden extends for a distance of approximately 47m from the proposed extension with mature trees and a wooden garage on the northern boundary.
- 40 The proposed development would be subservient in height and bulk to the existing house. The proposed conservatory would partially infill between the existing dining room to the south and the kitchen to the west with a ridge height of 3.9m compared to the adjacent single storey of 5.5m and the house rising to 7.7m. Whilst the modern glazed extension would contrast with the house's red brick walls and tile hung upper storey its glass structure would minimise its impact as viewed from beyond the site with the existing house obscuring views of part of the conservatory as viewed from the road to the east and south. Accordingly its impact as viewed from the street would be minimal and in consequence the proposal would meet the criteria as set would within local policies EN1 and H6B of the SDLP, and would not be considered to be harmful to the street scene or visual amenity of the area.

Impact upon local residential amenity

- 41 Policy EN1 of the SDLP lists a number of criteria to be applied in the consideration of planning applications. In particular, Criteria 3) of policy EN1 of the SDLP states that the proposed development must not have an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion or activity levels including vehicular or pedestrian movements. Criteria 6) states that the proposed development must ensure satisfactory means of access for vehicles and pedestrians and provides parking facilities in accordance with the Council's approved standards. Criteria 10) states that the proposed development does not create unacceptable traffic conditions on the surrounding road network and is located to reduce where possible the need to travel. Policy H6B of the SDLP states that residential extensions shall be subject to the principles in Appendix 4. This is further supported by SDC's Residential Extensions Supplementary Planning Document. Amongst other things, Appendix 4 and the Residential Extensions SPD states that proposals should not result in material loss of privacy, outlook, daylight or sunlight to habitable rooms or private amenity space of neighbouring properties, or have a detrimental visual impact or overbearing effect on neighbouring properties or the street scene. The Residential Extensions Supplementary Planning Document states that an extension should maintain an acceptable outlook from a neighbouring property.
- 42 The nearest adjacent property is White Shelling approximately 40m to the southwest at which distance the proposed development, due to its size, scale and location, would not in my opinion detrimentally impact upon that properties amenities or other properties within the locality.

Impact upon the Area of Outstanding Natural Beauty

- 43 The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive character and natural beauty and can include human settlement and development.
- 44 Policy LO8 states that the countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings, will be conserved and enhanced.
- 45 The proposed development would be partially obscured by the bulk of the house as viewed from the road to the east and south.
- 46 Due to the glass construction of the proposed development its impact within the wider landscape would be minimised through the inclusion of a lightweight design. The limited scale of the extension inset against the house would lead to only a limited increase of light within the Area of Outstanding Natural Beauty when considered against the potential light that can be emitted from the existing windows of the dwelling. It is my view that due to its size, scale and location it would preserve the natural beauty of the landscape.

Impact upon the Area of Archaeological Potential

- 47 Policy SP1 states that the District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.
- 48 Due to the limited scale of the proposed development its impact upon potential archaeology would in my view be minimal and therefore would not warrant refusal.

Impact of Flooding

- 49 The National Planning Policy Frameworks states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Policy LO1 of Sevenoaks District Councils Core Strategy states that development will be located to avoid areas at risk of flooding.
- 50 Dryhill Cottage lies within flood zones 2 and 3. The applicant has indicated that the floor levels will be set no lower than the existing levels and flood proofing methods will be incorporated as set out within '*Improving the flood performance of new buildings*' (CLG, 2007) which meets the requirements of the Environment Agencies standing advice. A condition can be imposed to clarify the exact details that will be incorporated, to ensure that no harm will come to residents.

Impact upon wildlife

- 51 Policy SP11 of the Sevenoaks District Councils Core Strategy states that the biodiversity of the District will be conserved and opportunities sought for enhancement to ensure no net loss of biodiversity.
- 52 The proposed conservatory would be located on the site of the existing terrace. A new terrace measuring 3.5m by 6.8m would be built to the west of the proposed conservatory on the existing properties grass and flower bed. Due to the well maintained nature of the garden the proposal would have a minimal impact upon wildlife. There are no trees adjacent to the proposed development which would be detrimentally impacted upon.

Conclusion

- 53 The proposed development would represent appropriate development within the Metropolitan Green Belt which would not have a detrimental impact upon the Grade II listed Building, Area of Outstanding Natural Beauty, Area of Archaeological Potential, adjacent Site of Conservation Interest or be detrimentally impacted upon by the flood zone.

Contact Officer(s): Guy Martin Extension: 7351

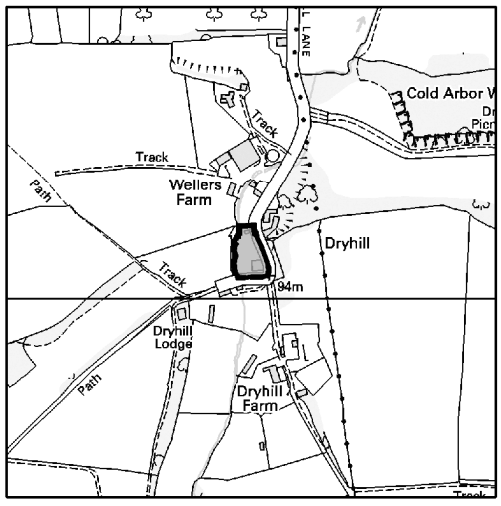
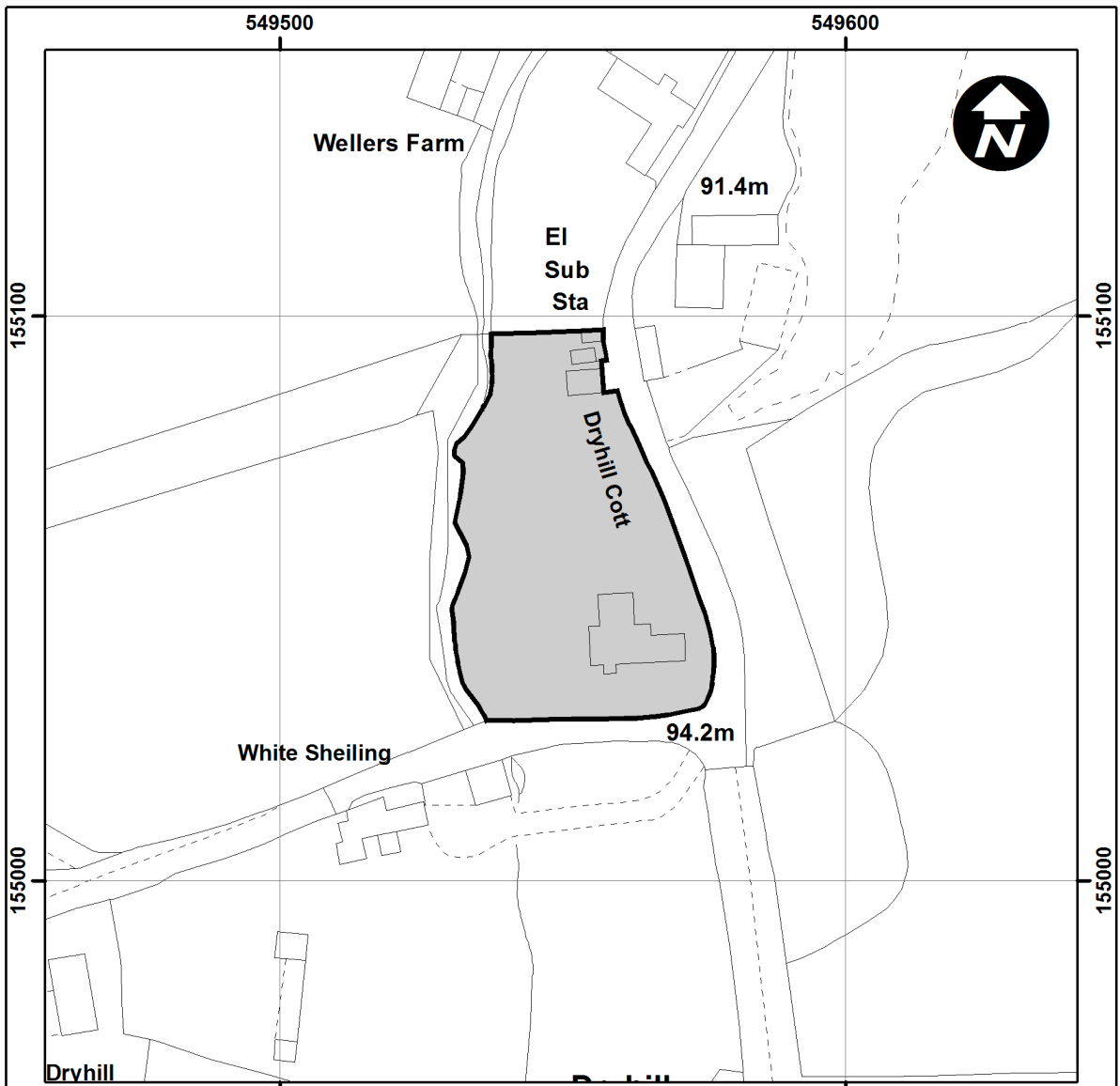
Pav Ramewal
Chief Executive Designate

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MKEX18BK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MKEX18BK8V000>



Site Plan

Scale 1:1,250
Date 05/06/2013



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BLOCK PLAN

